



**Ellenbrook 24 | East Port Facade**

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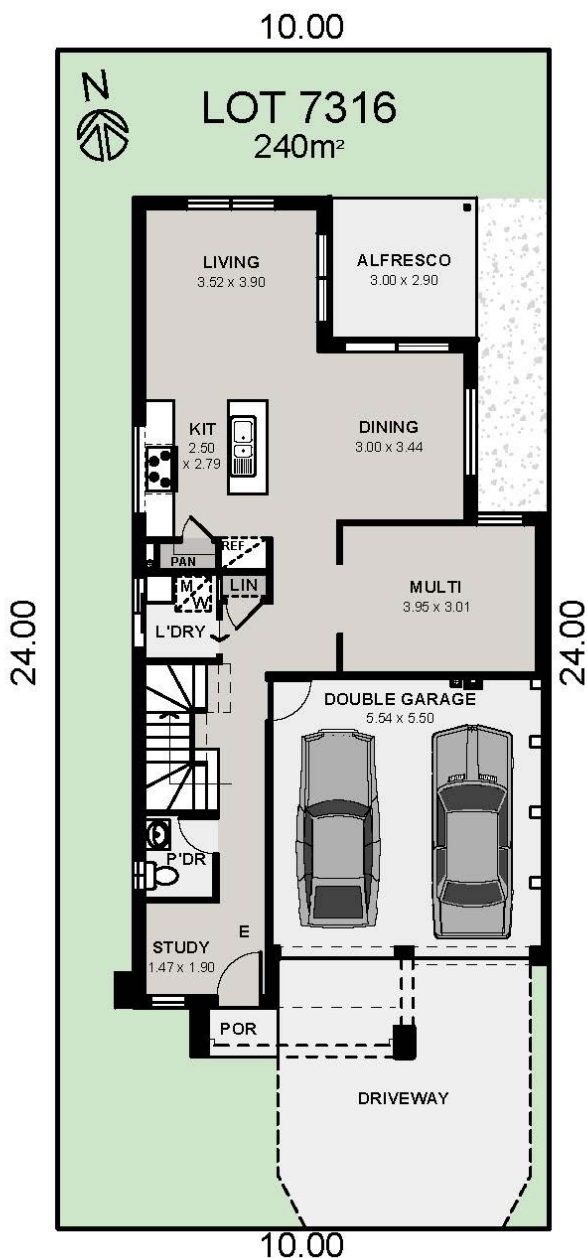
**Lot 7316, Elara,  
Marsden Park**

**PACKAGE PRICE**  
**\$1,159,900**

**EDEN BRAE CONNECT PACKAGES**  
**Featured Inclusions**

**FORECAST COMPLETION JUN 2025**

- Connect Premium Inclusions Upgrade Promotion INCLUDED
- Reverse cycle ducted air conditioning
- 2590mm higher ceilings to ground floor only
- 2340mm high internal doors to ground floor only
- SMEG kitchen appliance package including microwave and dishwasher
- 20mm stone benchtops to kitchen, bathroom and ensuite
- Downlights to all main living areas
- Clipsal Iconic switch & dimmer smart technology to selected rooms
- Designer freestanding bath to main bathroom
- Ceramic tiles to living and wet areas and carpet to balance of home
- Tiled alfresco with ceiling fan ready to entertain
- Colour on concrete driveway and path
- Turf, garden bed and boundary fence
- Letter-box and clothes line
- Security alarm system
- Remote controlled garage door
- Low - E Double Glazing to All Windows\*
- Low - E Double Glazing to Sliding Doors in Living Rooms
- R2.5 Glass Wool Wall Insulation



Excludes windows  
Effective May 2024